

Request for Quotation for Housing Market Survey - PR2340764

The General Services Office (GSO) of the U.S. Embassy in Abu Dhabi is requesting bidders to carry out a housing survey in Abu Dhabi. The purpose of the survey is to ascertain the annual costs to lease residences suitable for the embassy's American staff. The following scope of work includes the parameters which the successful bidder should follow when assessing whether a particular residence is appropriate for our staff. Once the suitability has been ascertained, we request leasing costs of 2-, 3-, 4-, and 5-bedroom residences.

The final results shall be presented in a form decided by the contractor, that clearly indicate net square meters, number of bedrooms, type of residence, cost, and area of the city. Notes, explanations, assumptions made, and text should be included as needed. The final document should be no more than seven pages.

These parameters to be used in this survey include:

1. Location
2. Type of residence
3. Size and layout of the residence
4. Age of the building
5. Availability of a reputable and reliable maintenance company
6. Security of the building
7. Security of the neighborhood
8. Compounds should include facilities such as pool, gym, area to walk outside, play areas for children
9. Parking
10. Overall quality of the building and the apartment

All residences must be assessed carefully to ensure they meet all of the parameters set below.

LOCATION

The location of the residences must be:

If west of 19th Street, they must be south of 2nd Street, but not in the Marina Mall area.

If east of 19th Street, on island, they may be located anywhere.

Off island, they may be located in the Seashore compound, Between the Bridges, Golf Gardens, Al Raha Beach, and Al Reef.

Also desirable are areas close to housing for staff from other western embassies and diplomatic communities, proximity to the U.S. Embassy, American Community School, the GEMS schools, amenities such as supermarkets and hospitals, and proximity to cultural attractions.

TYPE OF RESIDENCE

The residence may be an apartment, house, villa, or townhouse. It may be on a compound or in a residential district. Residential districts include areas that have high rise buildings with both commercial and residential spaces, such as high rise buildings in the Khalidiya area.

Residences shall be unfurnished.

SIZE AND LAYOUT OF THE RESIDENCE

- Residences should have 3-, 4-, or 5-bedrooms. Apartments may have only 2-bedrooms. Prices on the final survey will be indicated for each.
- At least one of the bedrooms must have an attached bathroom.
- The kitchen shall be inside the residence.
- The main external doors should be solid wood or other solid material, but not glass.
- Room size should not be larger than 26 square meters.
- Residences may have a maid's quarters but that is not required. The final survey should indicate whether residences have a maid's quarters.
- There should be space for laundry facilities.
- Compounds shall include gym facility and pools.
- Space authorizations and the instruction on how to measure, are included as an appendix on this solicitation document. Generally, residences from 120 – 250 net square meters should be included in this survey.

AGE OF THE BUILDING

Buildings should be no more than seven years old. Exceptions may be accepted if the contractor undertaking the survey finds particular residences that are older but have been scrupulously maintained, and maintenance and appearance are up to the standard of the new buildings in the survey. An example of acceptable residences in this category would be the villas in the Goldenfish area behind Al Hilal Bank on the Corniche. Residences older than seven years should be presented to the GSO for approval before being included in the survey.

AVAILABILITY OF A REPUTABLE AND RELIABLE MAINTENANCE COMPANY

Maintenance services from a reputable maintenance company should be available 24 hours per day. Residences with maintenance services available only during the working hours may be included but must be notated in the final survey.

SAFETY AND SECURITY OF THE BUILDING

Only residences up to current fire safety standards may be included in this survey. Residences must include fire sprinkler systems, fire extinguishers, and accessible fire exits.

Only residences up to current construction standards may be included in this survey.

Residences on compounds should have 24 hour security guards. Apartment buildings may have 24 hour doorman/concierge service instead of guards.

Residences on compounds should have security gates with remote control access.

Residence on compounds should have security cameras.

SECURITY OF THE NEIGHBORHOOD

Only residences in safe neighborhoods may be included in the survey. Safe neighborhoods include those with low crime rates, as well as close proximity, easy access, and rapid response time for fire, ambulance, and police officers.

These areas are generally the areas indicated in the "Location" section of this solicitation.

COMPOUNDS SHOULD INCLUDE FACILITIES SUCH AS POOL, GYM, AREA TO WALK OUTSIDE, PLAY AREAS FOR CHILDREN

Residences on compounds should include access to facilities such as pool, gym, area to walk outside, and play areas for children. These facilities should be available at no extra charge.

PARKING

Residences must include at least one dedicated parking space.

OVERALL QUALITY OF THE BUILDING AND THE APARTMENT

Buildings must be of a high standard where the U.S. diplomat residents can carry out representational activities with their local and foreign counterparts. Residences, as well as their surrounding areas must be clean inside and out, and well maintained.

APPENDIX 1

SPACE STANDARDS

This survey should include residences that fall between 120-250 net square meters. In general, housing measurements should fall within these criteria to ascertain net square meters:

Only useable living space is measured to meet the standards.

Includable space is all usable living space on each floor, measured from wall to wall within each room to include: living rooms, dining rooms, bedrooms (regardless of their use), kitchens, pantries (which are not exclusively storage space), libraries, den/studies, family and recreation rooms, bathrooms, enclosed and "winterized" patios/terraces.

Excludable space includes utility shafts, stairwells/landings, foyers, hallways, built-in closets (or space occupied by wardrobes), laundry or utility rooms, garages, servant's quarters, furnace/fuel storage rooms, unfinished basements or attics.

The table below indicates the space standards (in net square meters (NSM)) authorized by rank and family size for members of the U.S. Mission in Abu Dhabi.

Rank	Number of Occupants		
	1-2	3-4	5-6
Executive (nsm)	174	219	252
Middle (nsm)	132	191	224
Standard (nsm)	119	174	202

**CLAUSES FOR PURCHASE ORDERS AND BLANKET PURCHASE AGREEMENTS
AWARDED BY OVERSEAS CONTRACTING ACTIVITIES
(Current thru FAC 2005-52)**

NON-COMMERCIAL ITEMS

FAR 52.252-2 Clauses Incorporated By Reference (FEB 1998)

This purchase order or BPA incorporates the following clauses by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make their full text available. Also, the full text of a clause may be accessed electronically at this address: <http://acquisition.gov/far/index.html>

DOSAR clauses may be accessed at: <http://www.statebuy.state.gov>

FEDERAL ACQUISITION REGULATION (48 CFR Chapter 1) CLAUSES

NUMBER	TITLE	DATE
52.204-7	Central Contractor Registration	APR 2008
52.204-9	Personal Identity Verification of Contractor Personnel (if contractor requires physical access to a federally-controlled facility or access to a Federal information system)	JAN 2011
52.213-2	Invoices (if order is for subscriptions with advance payments)	APR 1984
52.213-4	Terms and Conditions – Simplified Acquisitions (Other Than Commercial Items)	MAY 2011
52.217-6	Options for Increased Quantity (if order contains options where the quantity is expressed as a percentage of the basic order quantity or as an additional quantity of a specific line item)	MAR 1989
52.217-8	Option to Extend Services (if order is for services and contains options)	NOV 1999
52.217-9	Option to Extend the Term of the Contract (if order is for services and contains options) Fill-in for paragraph (a): “the performance period of the order or within 30 days after funds for the option become available, whichever is later.” Fill-in for paragraph (c): ____ <i>[insert time frame]</i>	MAR 2000
52.222-50	Combating Trafficking in Persons Alternate I (applies when notified of specific U.S. directives or notices regarding trafficking in persons)	FEB 2009
52.225-14	Inconsistency Between English Version and Translation of Contract (if a translation of the contract is attached)	AUG 2007 FEB 2000
52.225-19	Contractor Personnel in a Designated Operational Area or Supporting a Diplomatic or Consular Mission Outside the United States (applies to services at danger pay posts)	MAR 2008

52.227-14	Rights in Data – General (if order involves the production, furnishing, or acquiring of data)	DEC 2007
52.227-17	Rights in Data – Special Works (if order is for the compilation or production of data for the Government's own use)	DEC 2007
52.228-3	Workers' Compensation Insurance (Defense Base Act) (if order is for services and contractor employees are covered by Defense Base Act insurance)	APR 1984
52.228-4	Workers' Compensation and War-Hazard Insurance (if order is for services and contractor employees are <u>not</u> covered by Defense Base Act insurance)	APR 1984
52.232-24	Prohibition of Assignment of Claims	JAN 1986
52.232-36	Payment by Third Party (if payment will be made through the Governmentwide purchase card)	FEB 2010
52.233-1	Disputes	JUL 2002
	Alternate I	DEC 1991
52.237-2	Protection of Government Buildings, Equipment, and Vegetation (for services to be performed on USG installations)	APR 1984
52.237-11	Accepting and Dispensing of \$1 Coin (for services that involve business operations conducted in U.S. coin and currency, including vending machines)	SEP 2008
52.242-17	Government Delay of Work (for supplies)	APR 1984
52.243-1	Changes – Fixed Price (for supplies)	AUG 1987
	Alternate I (for services)	APR 1984
52.245-1	Government Property (if the Department will provide Government property to the contractor)	AUG 2010
52.247-35	F.o.b. Destination, Within Consignee's Premises (for supplies requiring inside delivery)	APR 1984

DEPARTMENT OF STATE ACQUISITION REGULATION (48 CFR Chapter 6) CLAUSES

NUMBER	TITLE	DATE
652.228-71	Workers Compensation Insurance (Defense Base Act) – Services (for services to be performed overseas and when the contract includes covered contractor employees as defined in paragraph (a) of the clause) Fill-in for paragraph (c): “(c) The current rate under the Department of State contract is [<i>contracting officer insert rate</i>] of compensation for services.”	JUNE 2006
652.229-70	Excise Tax Exemption Statement for Contractors Within the United States (for supplies to be delivered to an overseas post)	JUL 1988
652.229-71	Personal Property Disposition at Posts Abroad	AUG 1999

652.237-72	Observance of Legal Holidays and Administrative Leave (for services where performance will be on-site in a Department of State facility)	APR 2004
652.239-71	Security Requirements for Unclassified Information Technology Resources (for orders that include information technology resources or services in which the contractor will have physical or electronic access to Department information that directly supports the mission of the Department)	SEP 2007
652.242-70	Contracting Officer's Representative (if a COR will be named) Fill-in for paragraph (b): "The COR is _____,"	AUG 1999
652.242-71	Notice of Shipments (for overseas shipment of supplies)	JUL 1988
652.242-73	Authorization and Performance	AUG 1999
652.243-70	Notices	AUG 1999

The following clause is provided in full text, and is applicable for orders for services that will require contractor employees to perform on-site at a DOS location and/or that require contractor employees to have access to DOS information systems:

652.204-70 Department of State Personal Identification Card Issuance Procedures (MAY 2011)

(a) The Contractor shall comply with the Department of State (DOS) Personal Identification Card Issuance Procedures for all employees performing under this contract who require frequent and continuing access to DOS facilities, or information systems. The Contractor shall insert this clause in all subcontracts when the subcontractor's employees will require frequent and continuing access to DOS facilities, or information systems.

(b) The DOS Personal Identification Card Issuance Procedures may be accessed at <http://www.state.gov/m/ds/rls/rpt/c21664.htm> .

(End of clause)